



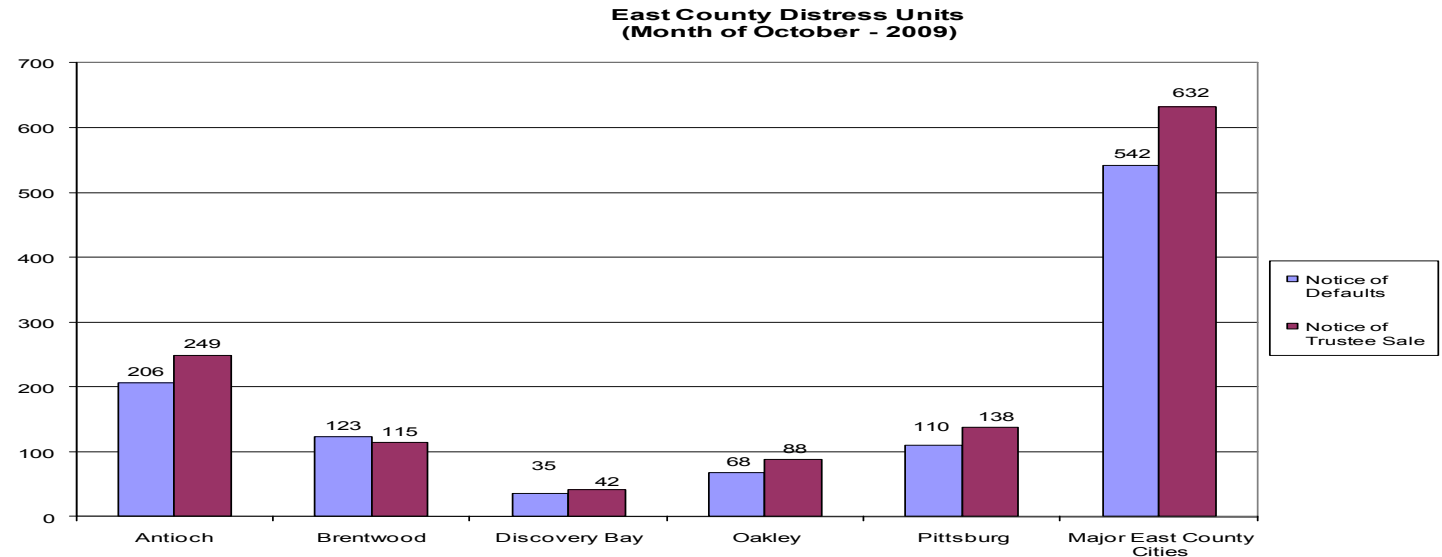
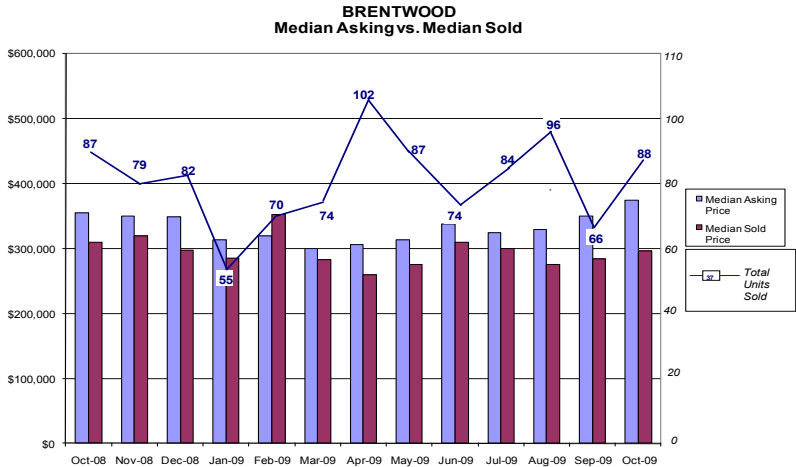
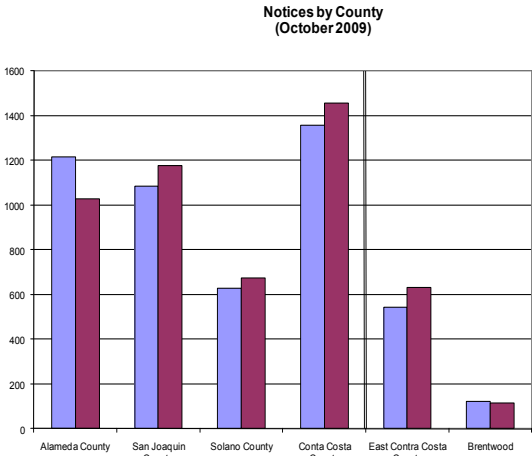
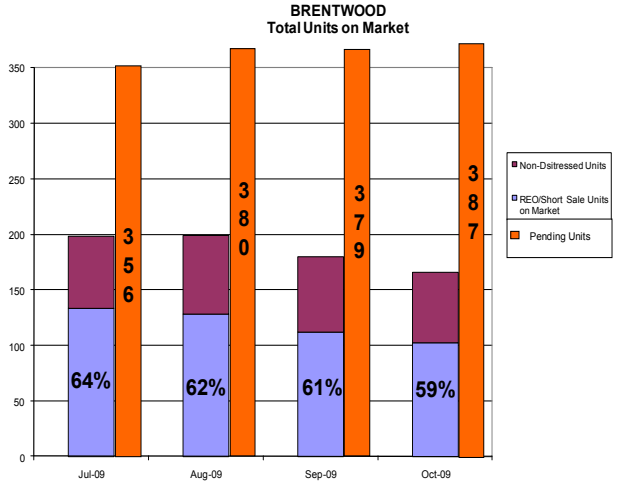
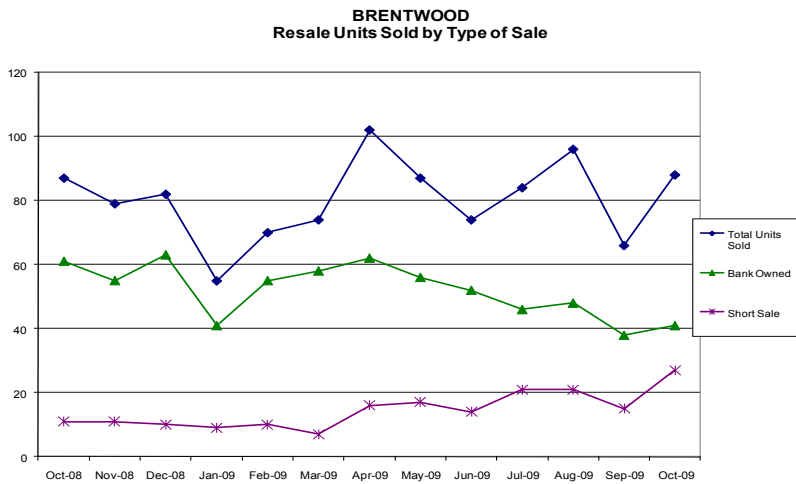
Brentwood Housing Statistics October 2009 Report

Summary:

The housing information contained in this report reflects information reported during the month of October 2009. There were approximately 165 homes on the MLS in October. The 165 homes represent the lowest number of active listings since tracking this information almost 2 years ago and is close to half of the 329 units identified in January 2009. The total number of pending units is 387. Pending units can revert to active listing units due to the current nature of the lending industry. Combining active units with pending units represents 552 units that are in the process of either changing titles, short-sale negotiations or foreclosures.

The sold units increased from 66 in September to 88 in October. The median sold price increased to \$296,250 and the average sold price increased to \$309,235. The median and average listing price increased to \$374,950 and \$520,532 respectively. The median sold price and median listing price for October 2009 are reminiscent of last fall and a comeback from an approximate 15% decline this past year.

According to many reports, the housing market still needs to brace itself for another influx of foreclosures and the unloading of REO units that were part of the moratorium.



Source: www.ForeclosureS.com. All reported data were for cases with a recorded/publication date, within the actual month of September.
All data reported as of September 30, 2009.

Please see our definition section located on Page 2.

For questions regarding this publication, please contact Kwame Reed at (925) 516-5405.



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Definitions:

Notice of Default (NOD)

A publicly recorded notice that a property owner has missed scheduled loan payments for a loan secured by a property. Some states require lenders to record a notice of default to begin the foreclosure process

Notice of Trustee Sale (NOT)

A document announcing the public sale of a property to recover a debt owed by the owner of the property. The notice is mailed to parties affected by the sale of a property, advertised in local publications and recorded in public records. Among other information, it provides the date, time and location of the sale.

Real Estate Owned (REO)

This status indicates the property is now owned by the lender or bank as a result of an unsuccessful sale at a foreclosure auction.

Short Sales

A process in which the bank or mortgage lender agrees to discount a loan balance due to an economic hardship on the part of the mortgagor/homeowner. A short sale is typically executed to prevent a foreclosure.

Sold

BRENTWOOD	Aug-09	Sept-09	Oct-09
Total # of Properties Sold	96	66	88
# of Short Sales Sold	21	15	27
# of REO's Sold	48	38	41
% of Sold - Distressed	72%	80%	77%
Median Sold Price	275,000	283,600	296,250
Average Sold Price	293,915	305,104	309,235
ANTIOCH	Aug-09	Sept-09	Oct-09
Total # of Properties Sold	156	139	135
# of Short Sales Sold	21	28	22
# of REO's Sold	95	90	83
% of Sold - Distressed	74%	85%	78%
Median Sold Price	210,000	185,000	200,000
Average Sold Price	210,003	192,306	205,267
OAKLEY	Aug-09	Sept-09	Oct-09
Total # of Properties Sold	58	59	74
# of Short Sales Sold	8	13	16
# of REO's Sold	39	38	46
% of Sold - Distressed	81%	86%	84%
Median Sold Price	235,000	192,000	239,500
Average Sold Price	236,552	213,994	245,813
DISCOVERY BAY	Aug-09	Sept-09	Oct-09
Total # of Properties Sold	23	28	19
# of Short Sales Sold	7	6	3
# of REO's Sold	10	15	13
% of Sold - Distressed	74%	75%	84%
Median Sold Price	295,000	309,125	258,000
Average Sold Price	339,421	364,096	289,303

Listings

BRENTWOOD	Aug-09	Sept-09	Oct-09
# of Active Listings	180	166	165
# of Short Sales Listed	79	73	71
# of REO's Listed	33	29	26
% of Actives - Distressed	62%	61%	59%
Median Listing Price	329,450	350,000	374,950
Average Listing Price	484,171	498,829	520,532
ANTIOCH	Aug-09	Sept-09	Oct-09
# of Active Listings	228	199	210
# of Short Sales Listed	111	95	103
# of REO's Listed	70	59	52
% of Actives - Distressed	79%	77%	74%
Median Listing Price	185,000	193,000	189,000
Average Listing Price	203,057	202,159	199,018
OAKLEY	Aug-09	Sept-09	Oct-09
# of Active Listings	157	135	118
# of Short Sales Listed	60	53	45
# of REO's Listed	53	38	38
% of Actives - Distressed	72%	67%	70%
Median Asking Price	275,000	275,000	283,450
Average Asking Price	289,175	288,907	294,605
DISCOVERY BAY	Aug-09	Sept-09	Oct-09
# of Active Listings	66	70	76
# of Short Sales Listed	23	33	30
# of REO's Listed	9	8	17
% of Actives - Distressed	48%	59%	62%
Median Asking Price	436,950	324,150	317,250
Average Asking Price	584,413	529,186	495,962